

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday August 13, 2018

CASE NUMBER: C15-2018-0034

| | |
|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Brooke Bailey |
| <input checked="" type="checkbox"/> | William Burkhardt |
| <input checked="" type="checkbox"/> | Christopher Covo |
| <input checked="" type="checkbox"/> | Eric Golf |
| <input checked="" type="checkbox"/> | Melissa Hawthorne |
| <input checked="" type="checkbox"/> | Bryan King |
| <input checked="" type="checkbox"/> | Don Leighton-Burwell |
| <input checked="" type="checkbox"/> | Rahm McDaniel |
| <input type="checkbox"/> | Martha Gonzalez (Alternate) |
| <input checked="" type="checkbox"/> | Veronica Rivera |
| <input checked="" type="checkbox"/> | James Valdez |
| <input checked="" type="checkbox"/> | Michael Von Ohlen |
| <input type="checkbox"/> | Kelly Blume (Alternate) |
| <input type="checkbox"/> | Pim Mayo (Alternate) |

APPLICANT: Vincent G. Huebinger

OWNER: Dean Davidov

ADDRESS: 610-1/2 KENNISTON DR

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-839 (Telecommunication Towers) (D) (4) to change the appearance of a replacement tower by changing its location in a "CS-CO-NP-TOD", General Commercial Services – Conditional Overlay – Neighborhood Plan – Transit Oriented Development zoning district. (Highland)

Note: Section 25-2-839 (D) states that a telecommunication tower that complies with the requirements of this subsection is permitted in any zoning district provided (1) that the tower is a replacement for a functioning telecommunication tower.

BOARD'S DECISION: BOA meeting Aug 13, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to September 10, 2018, Board Member Rahm McDaniel second on an 11-0 vote; POSTPONED TO SEPTEMBER 10, 2018.

EXPIRATION DATE:

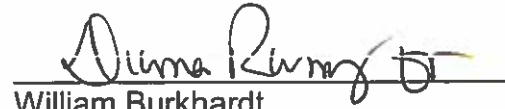
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

2. (a) The hardship for which the variance is requested is unique to the property in that:
- (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



August 24, 2018

Ms. Leane Heldenfels
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**RE: Withdrawal Request - Case #C15-2018-0034 - Telecommunication Tower
Replacement at 610 ½ Kenniston Drive, Austin, Texas**

Dear Ms. Heldenfels,

Per our meeting with the City of Austin Legal Department on August 23, 2018, we request to withdraw our application, on behalf of Crown Castle. It was determined that our interpretation request may be considered administratively, and we are clear to proceed to the Conditional Use Permit phase of this project.

Respectfully,

Vincent G. Huebinger
Principal

O02/4



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0034
610 1/2 KENNISTON DR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 167'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

002/5

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 610 1/2 Kenniston Drive, Austin, TX 78752

Subdivision Legal Description:

0.2391 AC OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: CS-CO-NP-TOD

I/We Vincent Gerard & Associates, Inc. on behalf of myself/ourselves as
authorized agent for Crown Castle International & Dean Davidov affirm that on
Month July, Day 2, Year 2018, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: Relocate

Type of Structure: Wireless Telecommunication Facility

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Sec. 25-2-839, location-appearance of allowed identical replacement tower.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The code allows a replacement tower. It reasonably instructs that the replacement must look the same and may be moved within the same parent tract (it cannot be replaced in the exact same spot as the original still stands and operates until replacement is completed). However, Staff has indicated that their interpretation of this is that moving it makes it not look the same because it may then be viewed at different angles/distances. Therefore, the code allows moving and replacing the identical tower on the property, but there is no criteria in the code as to a location. Therefore, clarification and guidance as to replacement location & appearance.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The Code Sec. 25-2-839 (D)4 allows the replacement site in any zoning district. However, the issue of location of the replacement site within this property is unclear due to code provision (replacement and relocation is allowed as long as looks the same) conflicting with Staff interpretation (moving it at all won't look the same), so applicant is requesting clarification and direction from the Board as to the location for the allowed replacement tower on this property.

b) The hardship is not general to the area in which the property is located because:

The area, as well as many others, have communication structures within the commercial corridors for neighborhood telephone, data, EMS/Fire communications. It is not unique or isolated to this tract or this neighborhood and is not self-imposed.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Other tracts in the immediate area employ numerous commercial communications structures. Our variance request is not to change anything about the appearance or use of this or other communications structures, it is simply to define the relocation-on-site criteria for such replacement sites allowed by the code. Relocation promotes the purpose of the regulations of the zoning district by allowing for further development and growth of the land use of the parent tract in accordance with the district's redevelopment goals.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Correct - See summary letter for additional explanation.

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 07/01/2018

Applicant Name (typed or printed): Vincent Gerard & Associates, Inc. for Verizon Wireless

Applicant Mailing Address: 1715 S. Capital of Texas Highway #207

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 328-2693

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: See attached letter Date: _____

Owner Name (typed or printed): Lamar Airport LLC C/O Dean Davidov

Owner Mailing Address: 433 Camden Drive Suite 1177

City: Beverly Hills State: CA Zip: 90210

Phone (will be public information): _____

Email (optional – will be public information): N/A

Section 5: Agent Information

Agent Name: Vincent G. Huebinger, Vincent Gerard & Associates, Inc.

Agent Mailing Address: 1715 S. Capital of Texas Highway #207

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 328-2693

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Please see attached cover letter and exhibits.



VINCENT GERARD & ASSOCIATES, INC.

Ms. Leane Heldenfels
Board of Adjustment
City of Austin
505 Barton Springs Road
Austin, Texas 78704

July 1, 2018

RE: Variance Request to 25-2-839(D)(4) "Tower Similar in Appearance" for Replacement of Existing Tower - Site name: Highland Village BU 824529 - 6919 ½ Airport Boulevard

Ms. Leane Heldenfels,

On behalf of our client, Crown Castle International, we are respectfully requesting approval of a variance to relocate an existing monopole tower on a specific tract zoned CS-CO-NP-TOD and relocate the same type and height monopole for carrier coverage on the same property. The relocation is allowed by 25-2-839(D) as an existing monopole "in any zoning district." Crown Castle is seeking the Board's direction to a variance to 25-2-839(D)(4): "The tower must be similar in appearance and function to the pole, standard, or tower that it replaces, except for the antenna." In order to replace this tower with an identical type, staff has indicated that we would require this variance from the Board for the location of the replacement site. Below are the details for the reasonable use, hardship, and area character associated with this proposed project. Due to the city required tower site plan timelines, the applicant would like to request that if the variance is approved, the terms be extended to three (3) years for permit and construction relocation.

Reasonable Use:

The zoning regulations applicable to the property do not allow for a reasonable use because:

After reviewing the Transit Oriented Corridor overlay regulations, Section 25-2-839, and researching the multiple relocation possibilities, the land owner and Crown Castle have identified a proposed location for your review. No other site locations were available that would not deter traffic connections, interfere with pedestrian corridors or TOD redevelopment possibilities, limit the landowner's redevelopment potential and allow continued coverage for the carrier(s)' wireless communication services. There are no available rooftops or existing vertical structures in the immediate area that would allow the necessary height for adequate neighborhood coverage or replacement for T-Mobile service. Verizon Wireless has expressed interest in collocating on this replacement tower. This site was the only option zoned appropriately that would meet the tower setbacks in Section 25-2-839 (G) and allow a 100' monopole as a Conditional Use without exceptions or waivers. Crown decided to request a reasonable use and hardship from the ZBOA for the relocation of the site to ensure continued coverage in the neighborhood and at this specific location. Both the

existing location and the proposed location are parking, service, or open space areas that are not being utilized to their highest potential.

Section 25-2-839(D) of the code has specific guidelines; however, it does not specify any criteria for “relocation” of a replacement tower outside the visual parameters. Regardless, if it is a 2’ or 1,000’ change of location, any new site may change the appearance from an adjoining property owner. Further reasonable use was limited due to the applicable code requirement for additional antenna array for other carriers. Section 25-2-839(E)(2) states, “*The tower must be of monopole construction and designed to accommodate at least two antenna array.*” The current site and land use does not have additional parking or space to provide adequate expansion without a variance. The site area is limited, but the location complies with Section 25-2-839(G), and the variance would provide a benefit of continued coverage for T-Mobile customers. Verizon has also expressed interest to collocate their facilities onto this new tower, thereby increasing the need for coverage and relocation immediately. Therefore, reasonable use and emergency communications within the Transit Oriented district is limited without the benefit of the variance.

Hardship:

This hardship for which the variance is requested is unique to the property:

Section 25-2-839(D)4 clearly allows the replacement site on this property and within any zoning district. However, relocation criteria are not provided, and the criteria for actual appearance of the structure versus the visual location could be conflicting. The applicant is requesting clarity and direction to this section based on the location, visual appearance, and future TOD development potential of this property.

This hardship is not general to the area in which the property is located:

The area, as well as many others, has communication structures within the commercial corridors for neighborhood telephone, data, and 911 communications. Relocating this and similar structures without further direction from the Board is a unique hardship and is not self-imposed.

Area Character:

The variance will not alter the character of the area adjacent to the property, will not impair the use adjacent conforming property and will not impair the purposes of the regulations of the zoning district in which the property is located:

The structure and use are existing and will not change. Other tracts in the surrounding, but not immediate area, also employ numerous commercial communications structures. Our variance request simply defines the relocation criteria for replacement sites within the same property. Relocation promotes the purposes of the regulations of the zoning district in which the property is located by allowing the further growth, redevelopment, and land-use goals of the TOD.

Parking:

Not applicable. Parking is available for this relocated use.

Summary:

This request is based on a zero departure to the code; however, the Board is needed for direction and relocation of the proposed site. The monopole structure is allowed to be replaced based on the Telecommunications code 25-2-839(D), and due to the physical characteristics of the tract and TOD redevelopment guidelines, it is necessary to request the Board's determination and criteria for this variance. The request for variance on the parent tract will not increase any new impervious cover or FAR.

AUSTIN LAND DEVELOPMENT CODE SECTION 25-2-839

- (A) A tower used by a public agency exclusively for police, fire, emergency medical services, 911 or other public emergency communications is exempt from the requirements of this section and Section 25-2-840 (*Special Requirements For Telecommunication Towers*).
- (B) A telecommunication tower may exceed the height restrictions of the base zoning district and the compatibility standards in Article 10 (*Compatibility Standards*).
- (C) A telecommunication tower must be constructed in accordance with the most recent American National Standard Institute structural standards for steel antenna towers.
- (D) Notwithstanding the requirements of Subsections (E), (F), and (G), a telecommunication tower that complies with the requirements of this subsection is permitted **in any zoning district.**
 - (1) The **tower must be a replacement for a functioning:**
 - (a) utility pole or light standard within a utility easement or public right of way;
 - (b) recreation facility light pole; or
 - (c) **telecommunication tower.**
 - (2) **The tower, including antenna array, may not exceed the height of:**
 - (a) **the original utility pole, light standard, or recreation facility pole by more than 10 feet; or**
 - (b) the original telecommunication tower and antenna array.
 - (3) The tower may not obstruct a public sidewalk, public alley, or other public right of way.
 - (4) **The tower must be similar in appearance and function to the pole, standard, or tower that it replaces, except for the antennae.**

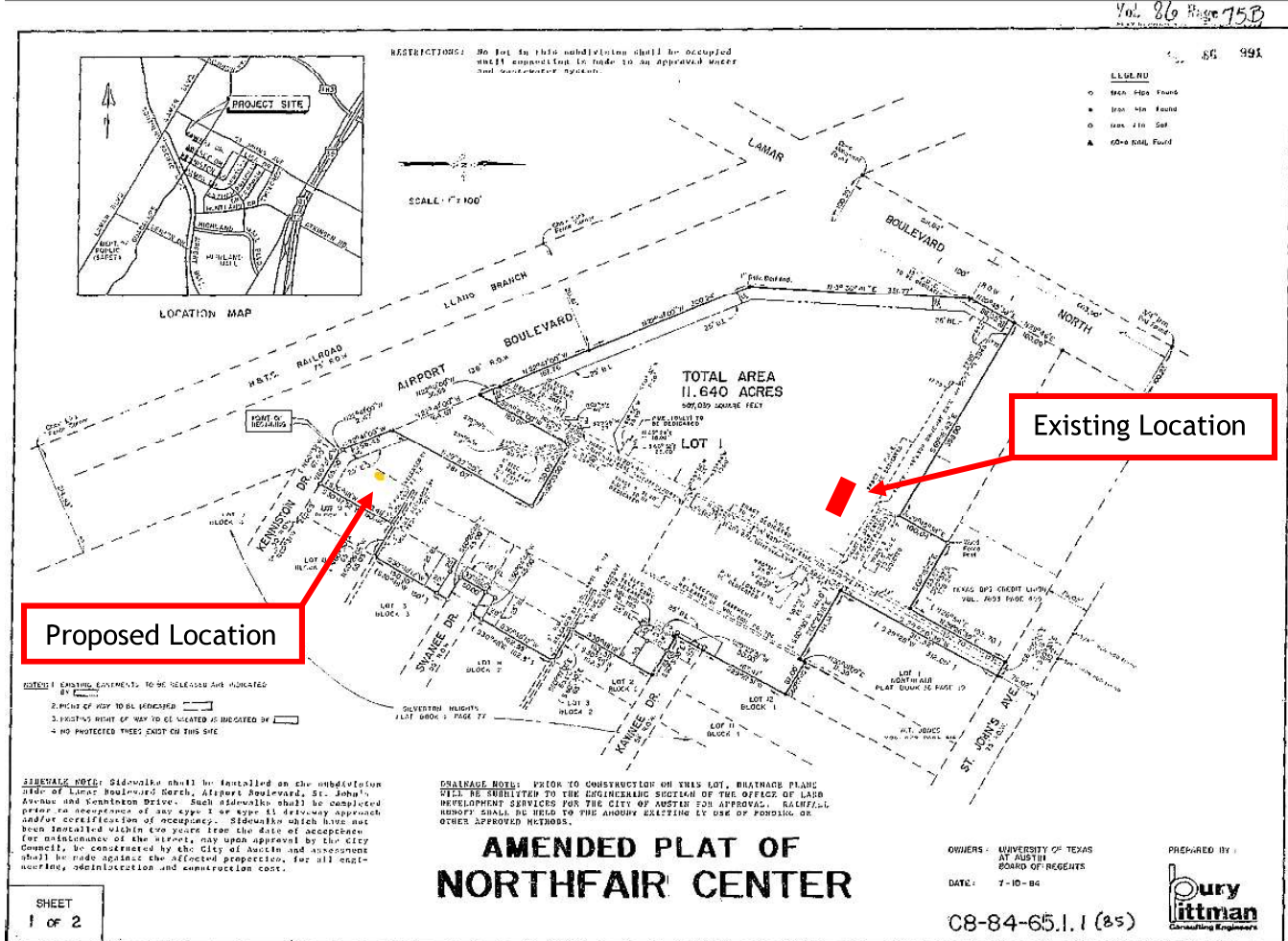
Existing Monopole



Proposed Site Location



Site Location on Plat



Please let us know if you have any questions on this BOA definition variance request. Thank you for your time and consideration.

Respectfully,



Vincent G. Huebinger
Principal

002/14

Travis CAD

Property Search > 232324 LAMAR AIRPORT LLC for Year 2018

Tax Year: 2018

Property

Account

| | | | |
|---------------------------|------------|--------------------|---|
| Property ID: | 232324 | Legal Description: | 0.2391 AC OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER |
| Geographic ID: | 0231091515 | Zoning: | CS |
| Type: | Real | Agent Code: | ID:2006 |
| Property Use Code: | | | |
| Property Use Description: | | | |

Protest

| | |
|-----------------|-----------|
| Protest Status: | EF(eFile) |
| Informal Date: | |
| Formal Date: | |

Location

| | | | |
|------------------|------------------------------|---------|--------|
| Address: | 610 KENNISTON DR TX 78752 | Mapsc0: | |
| Neighborhood: | NEIGHBOR SHOPPPING CNTR | Map ID: | 022601 |
| Neighborhood CD: | 42CEN | | |

Owner

| | | | |
|------------------|--|--------------|-----------------|
| Name: | LAMAR AIRPORT LLC | Owner ID: | 1736560 |
| Mailing Address: | 433 NORTH CAMDEN DRIVE SUITE 1177 BEVERLY HILLS, CA 90210-4415 | % Ownership: | 100.0000000000% |

Exemptions:

Values

| | | | |
|-------------------------------------|---|-----------|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$312,420 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |

| | | |
|---------------------------------------|---|-----------|
| (=) Market Value: | = | \$312,420 |
| (-) Ag or Timber Use Value Reduction: | - | \$0 |

| | | |
|----------------------|---|-----------|
| (=) Appraised Value: | = | \$312,420 |
| (-) HS Cap: | - | \$0 |

| | | |
|---------------------|---|-----------|
| (=) Assessed Value: | = | \$312,420 |
|---------------------|---|-----------|

Taxing Jurisdiction

| | |
|--------------|-------------------|
| Owner: | LAMAR AIRPORT LLC |
| % Ownership: | 100.0000000000% |
| Total Value: | \$312,420 |

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax | |
|--------|-------------|----------|-----------------|---------------|---------------|--|
|--------|-------------|----------|-----------------|---------------|---------------|--|

002/15

| | | | | | | |
|-----------------|-----------------------------------|----------|-----------|-----------------------------|------------|--|
| 01 | AUSTIN ISD | 1.192000 | \$312,420 | \$312,420 | \$3,724.04 | |
| 02 | CITY OF AUSTIN | 0.444800 | \$312,420 | \$312,420 | \$1,389.64 | |
| 03 | TRAVIS COUNTY | 0.369000 | \$312,420 | \$312,420 | \$1,152.83 | |
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | \$312,420 | \$312,420 | \$0.00 | |
| 2J | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107385 | \$312,420 | \$312,420 | \$335.50 | |
| 68 | AUSTIN COMM COLL DIST | 0.100800 | \$312,420 | \$312,420 | \$314.92 | |
| Total Tax Rate: | | 2.213985 | | | | |
| | | | | Taxes w/Current Exemptions: | \$6,916.93 | |
| | | | | Taxes w/o Exemptions: | \$6,916.93 | |

Improvement / Building

No improvements exist for this property.

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | LAND | Land | 0.2391 | 10414.00 | 0.00 | 0.00 | \$312,420 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2018 | \$0 | \$312,420 | 0 | 312,420 | \$0 | \$312,420 |
| 2017 | \$0 | \$208,280 | 0 | 208,280 | \$0 | \$208,280 |
| 2016 | \$0 | \$208,280 | 0 | 208,280 | \$0 | \$208,280 |
| 2015 | \$0 | \$124,968 | 0 | 124,968 | \$0 | \$124,968 |
| 2014 | \$0 | \$52,070 | 0 | 52,070 | \$0 | \$52,070 |
| 2013 | \$0 | \$52,070 | 0 | 52,070 | \$0 | \$52,070 |

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.



002/16
2055 South Stearnman Drive
Chandler, Arizona 85286

5/18/2018

Vincent Gerard & Associates, Inc
1715 Capital of Tx. Hwy. S.,#207
Austin, TX 78746

Re: Letter of Authorization

To Whom It May Concern,

Crown Castle hereby authorizes Vincent Gerard & Associates, its employees, agents, and contractors to file and complete any applications necessary to obtain required land use entitlements on Crown Castle's behalf. Vincent Gerard & Associates will act as the authorized agent and will act on our behalf to pursue the requested zoning change for the project site listed below.

- **824529** – Highland Village

If you have any questions or concerns, please contact me at (602) 845-1748.

Kasheik McGee
Project Manager
Crown Castle

Mr. Rodney Gonzales,
 Director
 Development Services Department
 City of Austin Texas

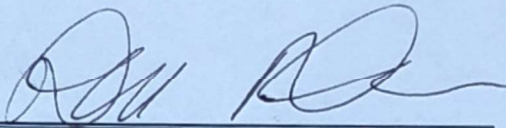
Date 5/3/18

RE: Property Owner Authorization Letter, 6929 Airport Blvd
 Austin Texas, – Replacement Tower for Crown Castle.

Mr. Gonzales;

As record owners of the property described in the above address,
 Lot 1 Amended Plat of Northfair Center legal description, we
 hereby authorize Crown Castle & their consultants, Vincent
 Gerard & Associates to file all appropriate zoning, Board of
 Adjustment Variances, site plan correction and permits regarding
 the tower replacement proposal on the specified tract listed
 above.

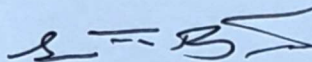
FURTHER, Affiant sayeth not.



Print Name: DEAN DAVIDOV

SWORN TO AND SUBSCRIBED BEFORE ME this
 3rd day of May,

2006, by
 2018



Notary Public, in and for the State
 of CA

My commission expires:

01/30/2021

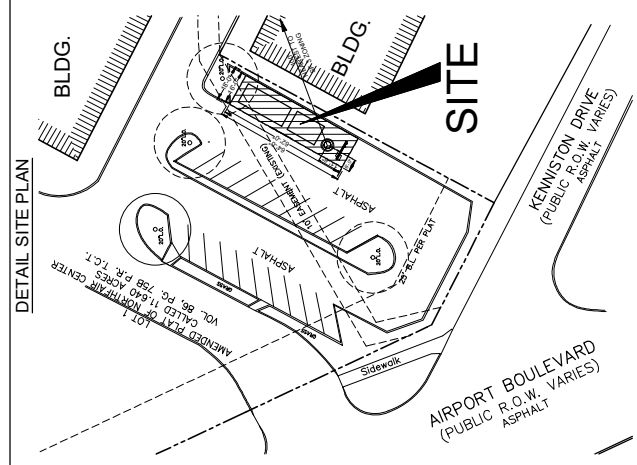




VICINITY MAP



AERIAL IMAGERY



DETAIL SITE PLAN

SCALE 1" = 60'

BOA VARIANCE

SITE INFORMATION

JURISDICTION: CITY OF AUSTIN, TEXAS 78752
TRAVIS COUNTY
Latitude 30°20'07.65"N, Longitude -97°43'01.75"W
OCCUPANCY: (RETAIL CENTER)

USE: TELECOMMUNICATIONS FACILITY
ZONING FILE NO.: C14-04-0012
C14-2008-0030
NPA-2008-0018.01

| PROJECT TYPE |
|--------------|
|--------------|

100' MONOPOLE TOWER SITE
(REPLACEMENT TOWER)

DATE _____

MAY 01, 2018

SITE NAME:

HIGHLAND VILLAGE/CROWN CASTLE
LOC CODE 253982
SITE LOCATED IN 'TOD-NP' ZONING
"TRANSIT ORIENTED DEVELOPMENT"

CONTACT INFORMATION

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

SITE ADDRESS

6929 AIRPORT BLVD.
AUSTIN, TEXS 78752
(PARENT TRACT)

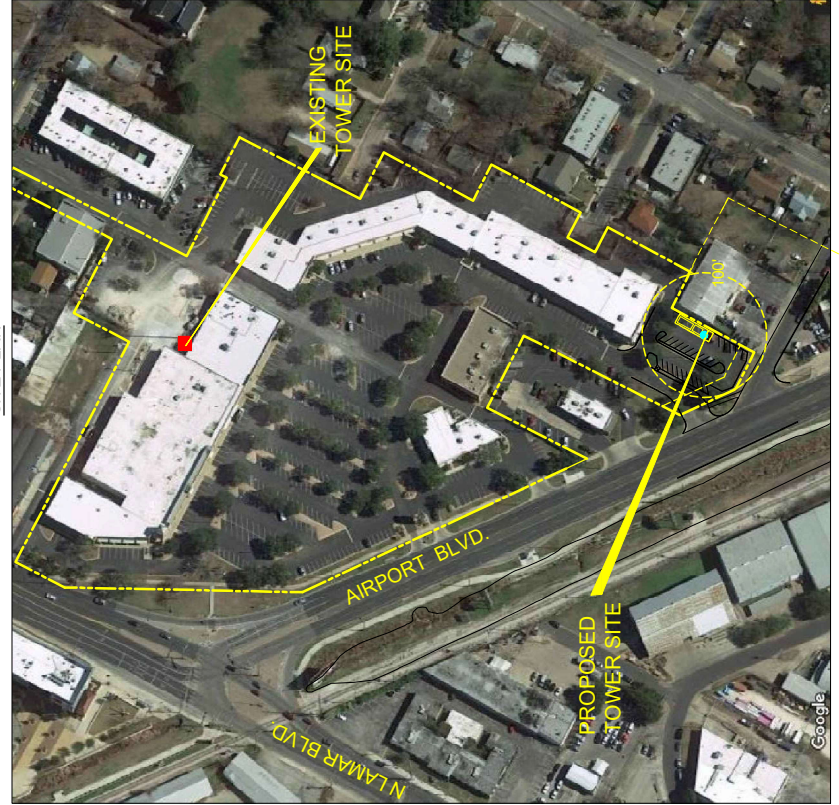
LEGAL DESCRIPTION

ACR 11.41 OF LOT 1
AMENDED PLAT OF NORTHAIR CENTER
CITY OF AUSTIN, TEXAS

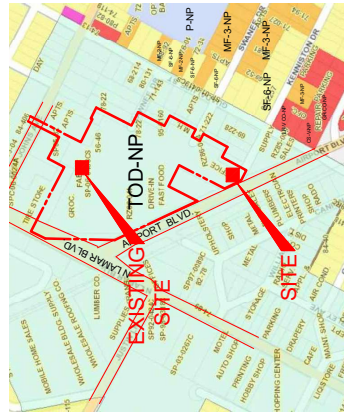
CONSULTANTS

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY
SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693

SITE PLAN



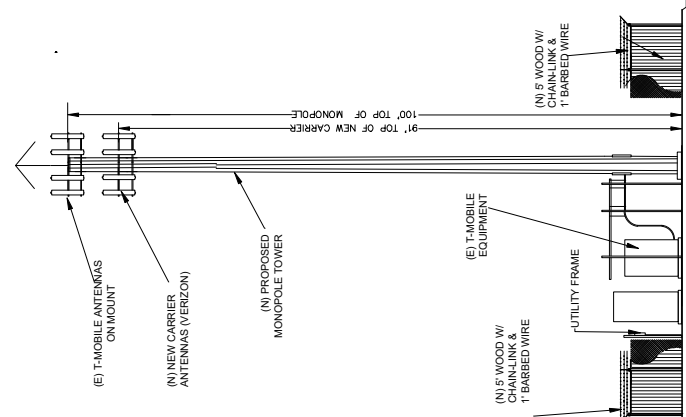
SCALE: 1"=200'



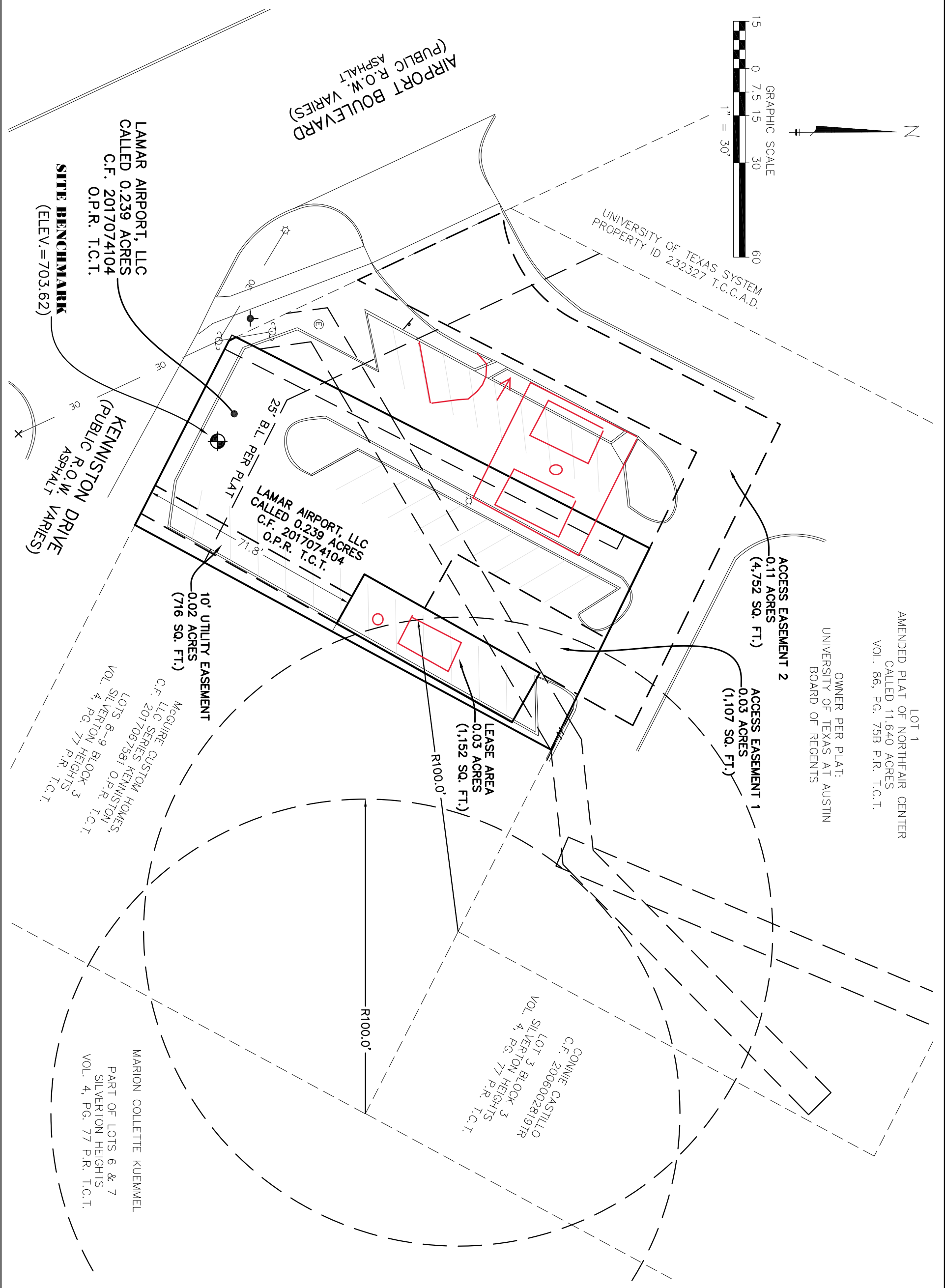
ZONING DISTRICT LEGEND


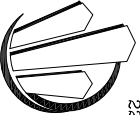
"SF," 6 NP³ - Townhouse & condominium residence, Neighborhood Plan
 "CS," 5 NP³ - General Commercial Services, Neighborhood Plan
 "LR," 5 NP³ - Neighborhood Commercial, Neighborhood Plan
 "MF," 2 NP³ - Multi Family Residence - Low Density, Neighborhood Plan
 "MF," 3 NP³ - Multi Family Residence - Medium Density, Neighborhood Plan
 "P," NP³ - Public, Neighborhood Plan
 "TOD" - Transit Oriented Development, Neighborhood Plan

TOWER - TYPICAL



NOT TO SCALE
NOTE: TYPICAL LEASE AREA, ACTUAL EQUIPMENT LOCATIONS MAY VARY.



| | | |
|---|--|--|
| LEASE AREA DESCRIPTION: | | BEING 0.03 acres (1,152 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas, conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 71.27 feet to a point; | | THENCE North 60'37'12" West, over and across said 0.239 acres, a distance of 2.89 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the south corner and POINT OF BEGINNING of the herein described tract; |
| THENCE North 60'37'12" West, a distance of 18.00 feet to a square chiseled in asphalt, set for the west corner of the herein described tract; | | THENCE North 29'22'48" East, a distance of 64.00 feet to a square chiseled in asphalt, set for the north corner of the herein described tract; |
| THENCE South 60'37'12" East, a distance of 18.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract; | | THENCE South 29'22'48" West, a distance of 64.00 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,152 square feet) of land. |
| 10' UTILITY EASEMENT DESCRIPTION: | | BEING 0.02 acres (716 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.02 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 62'58'55" West, along and with the south line of said 0.239 acres and the north right-of-way line of said Kenniston Drive, a distance of 4.13 feet to the south corner and POINT OF BEGINNING of the herein described tract; | | THENCE North 62'58'55" West, continuing along and with said common line, a distance of 10.01 feet to the west corner of the herein described tract; |
| THENCE North 29'22'48" East, over and across said 0.239 acre tract, a distance of 71.84 feet to the north corner of the herein described tract, lying on the south line of a 0.03 acre Lease Area; | | THENCE North 29'22'48" East, along and with the south line of said lease area, a distance of 10.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract; |
| THENCE South 29'22'48" West, a distance of 71.43 feet to the POINT OF BEGINNING and containing a computed 0.02 acres (716 square feet) of land. | | |
| ACCESS EASEMENT 1 DESCRIPTION: | | BEING 0.03 acres (1,107 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of Lot 1, Amended Plat of Northfair Center, recorded under Volume 86, Page 75B P.R. T.C.T.; | | THENCE North 63'55'02" West, along and with a common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the most eastern south corner of a 0.11 acre Access Easement (A.E.) and the east corner and POINT OF BEGINNING of the herein described tract; |
| THENCE North 63'55'02" West, along and with a common line of said distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract; | | THENCE South 29'22'48" West, over and across said 0.239 acres, at a distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract; |
| THENCE North 60'37'12" West, a distance of 20.00 feet to a point, for the west corner of the herein described tract; | | THENCE North 29'22'48" East, a distance of 54.75 feet to a point in a southwest line of said Lot 1 and said A.E., for the north corner of the herein described tract; |
| THENCE South 63'55'2" East, along and with the southwest line of said Lot 1 and said A.E., a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,107 square feet) of land. | | |
| ACCESS EASEMENT 2 DESCRIPTION: | | BEING 0.11 acres (4,752 square feet) of land, out of a called Lot 1, Amended Plat of Northfair Center, owner per plat is University of Texas at Austin Board of Regents, recorded under Volume 86, Page 75B in the Plat Records of Travis County, Texas (P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.11 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 P.R. T.C.T., conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of said Lot 1; | | THENCE North 63'55'02" West, continuing along and with said common line, and continuing over and across said Lot 1, a distance of 85.71 feet to a point for an internal corner of the herein described tract; |
| THENCE North 63'55'02" West, along and with the common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the east corner of a 0.03 acre Access Easement (A.E.) and the most eastern south corner and POINT OF BEGINNING of the herein described tract; | | THENCE South 26'58'45" West, a distance of 120.80 feet to a point in the northeast Right-of-Way (R.O.W.) line of Airport Boulevard (public R.O.W. varies), for the most southern south corner of the herein described tract; |
| THENCE North 25'08'19" West, along and with said northeast R.O.W. line, a distance of 50.83 feet to a point for the west corner of the herein described tract, from which a found 5/8 inch iron rod bears North 25'08'19" West, a distance of 2.89 feet; | | THENCE North 25'08'19" West, along and with a radius of 42.73 feet, a delta angle of 58'02"54", and whose long chord bears North 56'00'12" East, a distance of 41.46 feet to a tangent point for corner of the herein described tract; |
| THENCE North 26'58'45" East, a distance of 73.03 feet to a point for the north corner of the herein described tract; | | THENCE South 63'55'02" East, a distance of 106.55 feet to a point for the east corner of the herein described tract; |
| THENCE South 63'55'02" East, a distance of 106.55 feet to a point for the east corner of the herein described tract; | | THENCE South 29'22'48" West, a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.11 acres (4,752 square feet) of land. |
| AS-BUILT SURVEY IN THE JAMES P. WALLACE SURVEY, ABSTRACT 979 TRAVIS COUNTY, TEXAS | | |
| FOE: CROWN CASTLE | | |
| SITE: HIGHLAND VILLAGE SITE NO: 824529 ADDRESS: 6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY | | |
|  2000 CORPORATE DRIVE CANONSBURG, PA 15317 | | |
| SURVEY WORK PERFORMED BY: | | |
| TOWN & COUNTRY SURVEYORS - A LANDPOINT COMPANY - 2219 SANDYST ROAD, STE. 2003 THE WOODLANDS, TX 77380 (281)465-8730 WWW.LANDPOINT.NET TBPUS REG. NO. 10194172 | | |
|  | | |
| DRAWN BY: BJD CHECKED BY: RS JOB # 17-1690 | | |
| SURVEYOR'S NOTES | | 1. BASIS OF BEARING, TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE (NAD83). 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY. 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. 4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 25373, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JUNE 28, 2013, WITH AN EFFECTIVE DATE OF JUNE 21, 2013. |
| SURVEYOR'S CERTIFICATION I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE ABOVE IS A REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. | | TOWN AND COUNTRY SURVEYORS - A LANDPOINT COMPANY JAY DEAN CANINE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4349 DATE: DECEMBER 22, 2017 Revised January 2, 2018: Modify Access Easement 2 and add a 10' wide Utility Easement. Revised January 8, 2018: Add Title and 100' Radius Exhibit. |
| SHEET 3 OF 3 | | |

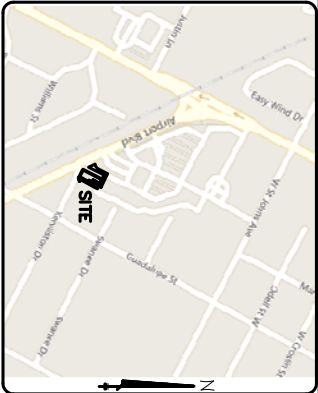
From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c15-2018-0034, 6919 1/2 Airport Boulevard, aug 13 late back up packet - add email and attachment
Date: Monday, August 13, 2018 1:16:21 PM
Attachments: [survey - EE revision shift.pdf](#)

From: [REDACTED]
Sent: Thursday, August 02, 2018 3:11 PM
To: Heldenfels, Leane; [REDACTED]
Subject: RE: 6919 1/2 Airport Boulevard - ZBOA request

Leane, shifting a small portion of the site out of the AE electrical easement. Our surveyor indicated that easement was a 1950 easement still in place but not being used. Eben Kellog provided us info indicating that was not correct. It is a 1985 recorded active elect easement. Sorry for the last minute change. Kit does not change the pole location, only the wall. I will also import the 2 evergreen trees and the wall note on your plans.

Vincent G. Huebinger

Vincent Gerard & Assoc. Inc
1715 S. Capital Texas Hwy, Suite 207
Austin, Texas 78746
512 328-2693 (O) 512 423-0853 (M)



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

| | |
|----------|---------------------------------------|
| B.L. | Building Line |
| C.F. | Clerk's File Number |
| FND. | Found |
| I.R. | Iron Rod |
| M.R. | Map Records |
| O.P.R. | Official Public Records |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| P.R. | Plat Records |
| R.O.W. | Right-of-Way |
| T.C.T. | Travis County, Texas |
| X 100.00 | Spot elevation |
| "S" | Set 5/8-inch iron rod |
| "SQR" | with cap stamped "LANDPOINT 10194172" |
| | Set square in concrete |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|-------|
| NO. | LENGTH | RADIUS | DELTA | CHD. BRG. | CHORD |
| C1 | 43.29 | 42.73 | 58°02'54" | N 56°00'12" E | 41.46 |

FLOOD NOTE: Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Travis County, Texas, Map Number 48453C0455J active date of January 6, 2016, the map indicates this tract to be in Zone "X", determined to be outside 100 year flood plain". None of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

ZONING: No zoning found at the time of survey.

ITEMS LISTED IN SCHEDULE B OF TITLE COMMITMENT:

- 10g. Easements and building lines according to the map or plat recorded in Volume 86, Page 75B of the Plat Records of Travis County, Texas. **AFFECTS 10' UTILITY EASEMENT AND ACCESS EASEMENT 2. SHOWN ON SURVEY.**
- 10h. Easement as shown in instrument from Don McElwreath dated November 16, 1967 recorded in Volume 3387, Page 2215 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**
- 10i. Easement as shown in instrument to the City of Austin, dated November 5, 1968 recorded in Volume 3570, Page 286 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**
- 10j. Easement as shown in instrument to the City of Austin, dated November 20, 1968 recorded in Volume 3621, Page 2037 of the Deed Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10k. Easement as shown in instrument to the City of Austin, dated July 2, 1973 recorded in Volume 4681, Page 1773 of the Deed Records of Travis County, Texas. **DOES NOT AFFECT SITE. SHOWN ON SURVEY.**
- 10l. Easement as shown in instrument to the City of Austin, dated April 23, 1979 recorded in Volume 6576, Page 2191 of the Deed Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10m. Easement as shown in instrument to the City of Austin, dated August 19, 1985 recorded in Volume 9335, Page 431, of the Real Property Records of Travis County, Texas. **DOES NOT AFFECT SITE. SHOWN ON SURVEY.**
- 10n. Easement as shown in instrument to the City of Austin, dated August 27, 1985 recorded in Volume 9346, Page 118 of the Real Property Records of Travis County, Texas. **AFFECTS LEASE AREA AND ACCESS EASEMENT 1. SHOWN ON SURVEY.**
- 10o. Easement as shown in instrument to the City of Austin, dated December 9, 1986 recorded in Volume 10010, Page 42 of the Real Property Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10p. Driveway easements dedicated by instrument recorded in Volume 5677, Page 2043 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**

| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N 60°37'12" W | 2.89 |
| L2 | N 60°37'12" W | 18.00 |
| L3 | N 29°22'48" E | 64.00 |
| L4 | S 60°37'12" E | 18.00 |
| L5 | S 29°22'48" W | 64.00 |
| L6 | N 62°58'55" W | 10.01 |
| L7 | N 29°22'48" E | 71.84 |
| L8 | S 60°37'12" E | 10.00 |
| L9 | S 29°22'48" W | 71.43 |
| L10 | S 29°22'48" W | 55.90 |
| L11 | N 60°37'12" W | 20.00 |
| L12 | N 29°22'48" E | 54.75 |
| L13 | S 63°55'02" E | 85.71 |
| L14 | S 63°55'02" E | 85.71 |
| L15 | N 26°58'45" E | 120.80 |
| L16 | S 25°08'19" E | 50.83 |
| L17 | S 26°58'45" W | 73.03 |
| L18 | N 63°55'02" W | 106.55 |
| L19 | N 29°22'48" E | 20.03 |

| AREA TABLE | SQUARE FEET | ACRES |
|----------------------|-------------|-------|
| LEASE AREA | 1,152 | 0.03 |
| ACCESS EASEMENT 1 | 1,107 | 0.03 |
| ACCESS EASEMENT 2 | 4,752 | 0.11 |
| 10' UTILITY EASEMENT | 716 | 0.02 |

PROPOSED TOWER LOCATION

Q COORDINATES NAD 83 Q COORDINATES NAD 27
30° 20' 07.79" N 30° 20' 07.05" N
97° 43' 01.62" W 97° 43' 00.60" W

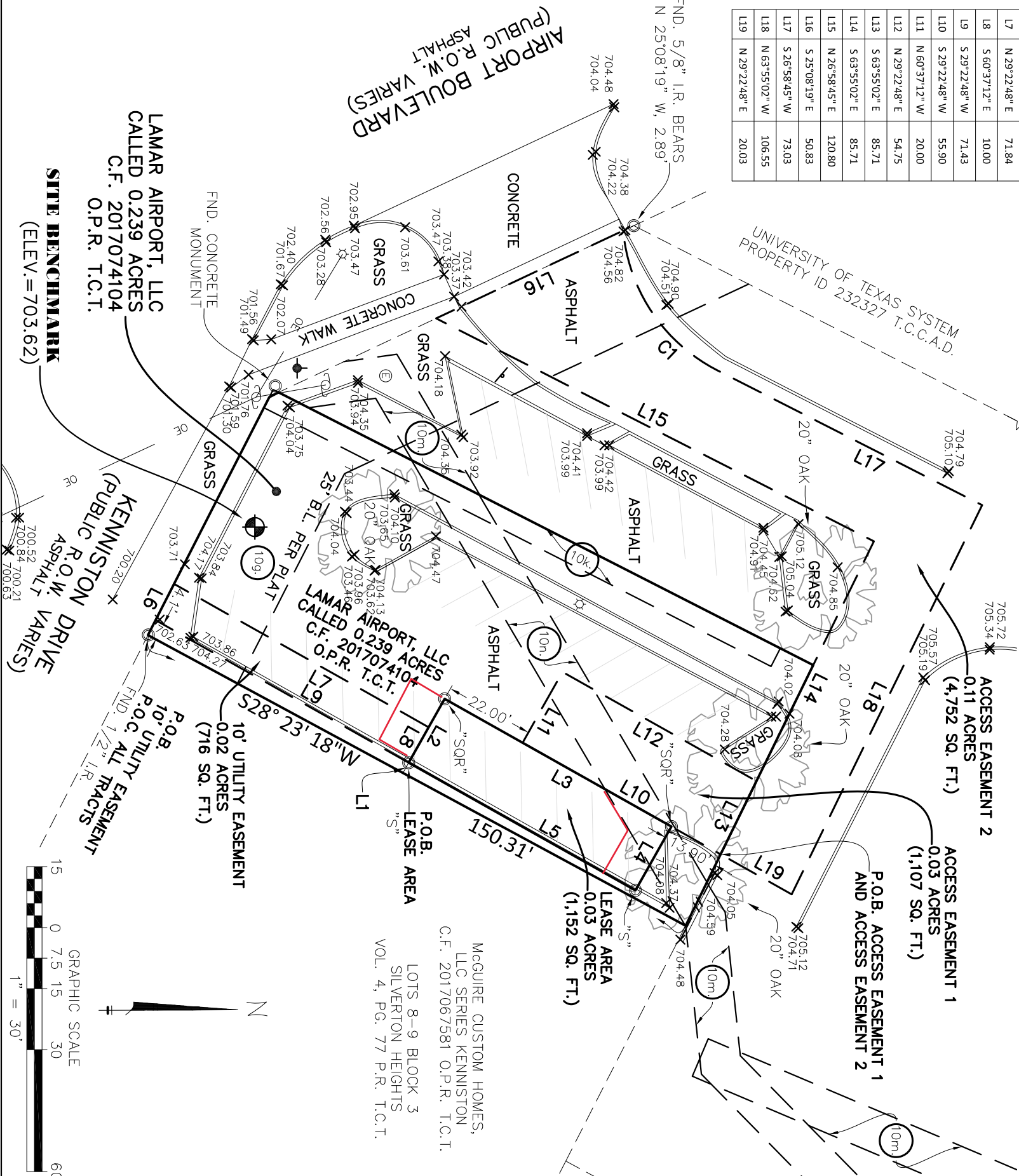
MONOPOLE TOWER:

Elevation at Ground=704.00'

(Elevations as measured with Trimble R10 using area VRS network and are not tied to an established benchmark)

LEGEND

- ELECTRIC MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- PROPERTY MONUMENT
- SIGN
- OVERHEAD ELECTRIC LINE
- WOOD FENCE



AS-BUILT SURVEY
IN THE
JAMES P. WALLACE SURVEY, ABSTRACT 979
TRAVIS COUNTY, TEXAS
FOR: CROWN CASTLE

SITE: HIGHLAND VILLAGE
SITE NO: 824529
ADDRESS: 6929 AIRPORT BOULEVARD
AUSTIN, TX 78752
TRAVIS COUNTY

CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
SURVEY WORK PERFORMED BY:

TOWN & COUNTRY SURVEYORS
- A LANDPOINT COMPANY -
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281) 465-8730
WWW.LANDPOINT.NET
TBPJLS REG. NO. 10194172

SURVEYOR'S NOTES

1. BASIS OF BEARING, TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE (NAD83).
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 25373, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JUNE 28, 2013, WITH AN EFFECTIVE DATE OF JUNE 21, 2013.

SITE BENCHMARK

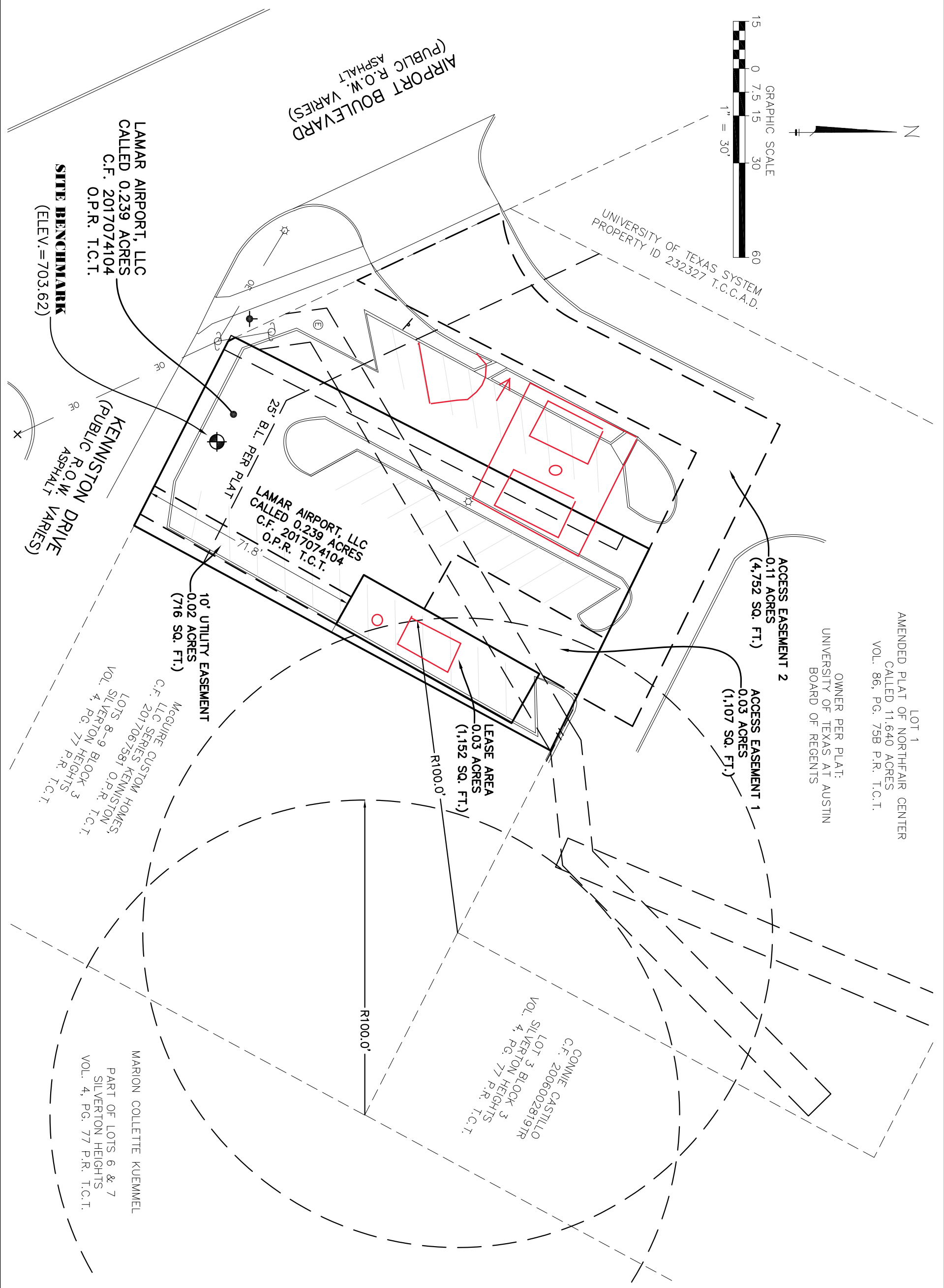
SET MAG NAIL IN ASPHALT
EL. 703.62 (GEIOD 12)
LOCATED APPROXIMATELY 6 FEET NORTHEAST OF THE SOUTHWEST CURB OF A PARKING LOT, AS SHOWN ON SURVEY. ELEVATIONS AS MEASURED WITH TRIMBLE R10 USING AREA VRS NETWORK.


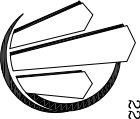
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE ABOVE IS A REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

TOWN AND COUNTRY SURVEYORS -
A LANDPOINT COMPANY

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
DATE: DECEMBER 22, 2017
Revised January 2, 2018: Modify Access Easement 2 and add a 10' wide Utility Easement.
Revised January 8, 2018: Add Title and 100' Radius Exhibit.



| | | |
|---|--|--|
| LEASE AREA DESCRIPTION: | | BEING 0.03 acres (1,152 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas, conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
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| THENCE North 60'37'12" West, a distance of 18.00 feet to a square chiseled in asphalt, set for the west corner of the herein described tract; | | THENCE North 29'22'48" East, a distance of 64.00 feet to a square chiseled in asphalt, set for the north corner of the herein described tract; |
| THENCE South 60'37'12" East, a distance of 18.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract; | | THENCE South 29'22'48" West, a distance of 64.00 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,152 square feet) of land. |
| 10' UTILITY EASEMENT DESCRIPTION: | | BEING 0.02 acres (716 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.02 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 62'58'55" West, along and with the south line of said 0.239 acres and the north right-of-way line of said Kenniston Drive, a distance of 4.13 feet to the south corner and POINT OF BEGINNING of the herein described tract; | | THENCE North 62'58'55" West, continuing along and with said common line, a distance of 10.01 feet to the west corner of the herein described tract; |
| THENCE North 29'22'48" East, over and across said 0.239 acre tract, a distance of 71.84 feet to the north corner of the herein described tract, lying on the south line of a 0.03 acre Lease Area; | | THENCE North 29'22'48" East, along and with the south line of said lease area, a distance of 10.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract; |
| THENCE South 29'22'48" West, a distance of 71.43 feet to the POINT OF BEGINNING and containing a computed 0.02 acres (716 square feet) of land. | | |
| ACCESS EASEMENT 1 DESCRIPTION: | | BEING 0.03 acres (1,107 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
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| THENCE North 63'55'02" West, along and with a common line of said distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract; | | THENCE South 29'22'48" West, over and across said 0.239 acres, at a distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract; |
| THENCE North 60'37'12" West, a distance of 20.00 feet to a point, for the west corner of the herein described tract; | | THENCE North 29'22'48" East, a distance of 54.75 feet to a point in a southwest line of said Lot 1 and said A.E., for the north corner of the herein described tract; |
| THENCE North 29'22'48" East, a distance of 54.75 feet to a point in a southwest line of said Lot 1 and said A.E., for the north corner of the herein described tract; | | THENCE South 63'55'2" East, along and with the southwest line of said Lot 1 and said A.E., a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,107 square feet) of land. |
| ACCESS EASEMENT 2 DESCRIPTION: | | BEING 0.11 acres (4,752 square feet) of land, out of a called Lot 1, Amended Plat of Northfair Center, owner per plat is University of Texas at Austin Board of Regents, recorded under Volume 86, Page 75B in the Plat Records of Travis County, Texas (P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.11 acre tract of land being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk's File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 P.R. T.C.T., conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.; |
| THENCE North 28'23'18" East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of said Lot 1; | | THENCE North 63'55'02" West, continuing along and with said common line, and continuing over and across said Lot 1, a distance of 85.71 feet to a point for an internal corner of the herein described tract; |
| THENCE North 63'55'02" West, along and with the common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the east corner of a 0.03 acre Access Easement (A.E.) and the most eastern south corner and POINT OF BEGINNING of the herein described tract; | | THENCE South 26'58'45" West, a distance of 120.80 feet to a point in the northeast Right-of-Way (R.O.W.) line of Airport Boulevard (public R.O.W. varies), for the most southern south corner of the herein described tract; |
| THENCE North 25'08'19" West, along and with said northeast R.O.W. line, a distance of 50.83 feet to a point for the west corner of the herein described tract, from which a found 5/8 inch iron rod bears North 25'08'19" West, a distance of 2.89 feet; | | THENCE North 25'08'19" West, along and with a radius of 42.73 feet, a delta angle of 58'02"54", and whose long chord bears North 56'00'12" East, a distance of 41.46 feet to a tangent point for corner of the herein described tract; |
| THENCE North 26'58'45" East, a distance of 73.03 feet to a point for the north corner of the herein described tract; | | THENCE North 26'58'45" East, a distance of 106.55 feet to a point for the east corner of the herein described tract; |
| THENCE South 63'55'02" East, a distance of 106.55 feet to a point for the east corner of the herein described tract; | | THENCE South 29'22'48" West, a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.11 acres (4,752 square feet) of land. |
| AS-BUILT SURVEY IN THE JAMES P. WALLACE SURVEY, ABSTRACT 979 TRAVIS COUNTY, TEXAS | | |
| JOB: CROWN CASTLE | | |
| SITE: HIGHLAND VILLAGE SITE NO: 824529 ADDRESS: 6929 AIRPORT BOULEVARD AUSTIN, TX 78752 TRAVIS COUNTY | | |
|  2000 CORPORATE DRIVE CANONSBURG, PA 15317 | | |
| SURVEY WORK PERFORMED BY: | | |
| TOWN & COUNTRY SURVEYORS - A LANDPOINT COMPANY - 2219 SANDYST ROAD, STE. 2003 THE WOODLANDS, TX 77380 (281)465-8730 WWW.LANDPOINT.NET TBPJLS REG. NO. 10194172 | | |
|  | | |
| DRAWN BY: BJD CHECKED BY: RS JOB #: 17-1690 | | |
| SURVEYOR'S NOTES | | 1. BASIS OF BEARING, TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE (NAD83). 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY. 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. 4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 25373, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JUNE 28, 2013, WITH AN EFFECTIVE DATE OF JUNE 21, 2013. |
| SURVEYOR'S CERTIFICATION I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE ABOVE IS A REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. | | |
| TOWN AND COUNTRY SURVEYORS - A LANDPOINT COMPANY | | JAY DEAN CANINE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4349 DATE: DECEMBER 22, 2017 Revised January 2, 2018: Modify Access Easement 2 and add a 10' wide Utility Easement. Revised January 8, 2018: Add Title and 100' Radius Exhibit. |
| SHEET 3 OF 3 | | |